



Town of Garrett Park
PO Box 84
4600 Waverly Avenue
Garrett Park, MD 20896

Special Meeting of Town Council
Garrett Park Town Hall
10814 Kenilworth Avenue
Garrett Park, MD 20896

MINUTES

Meeting Call to Order: Mayor Keller called the meeting to order at 8:05 PM. Present were Councilmembers Berry, Hansen, Irons, Mandel, and Wegner. Also present was Administrator Pratt, Mary Moyer from the *Bugle*, Jennifer Beasley from the *Gazette*, and a number of Town residents.

Approval of Agenda: The agenda was approved as posted without objection.

Action/Discussion:

- Establishment of a Land Use Task Force - Mayor Keller noted that the primary purpose of the special meeting was to discuss the proposed Land Use Task Force, and asked the Council to review a draft statement concerning the Task Force (attached to these minutes). Councilmember Irons commented that a wider distribution of information was needed. Councilmember Mandel stated that there was a need for those who were aware of the issues and problems to work to publicize the Task Force. Councilmember Wegner noted that it was still early in the process and that continued posting of information on the website, the list-serve, and the Town bulletin board should raise awareness and stimulate interest on the part of residents. Mayor Keller stated that there was no intent to limit the scope of work or the membership of the Task Force. There was extended discussion among Councilmembers regarding the Task Force. Councilmember Hansen asked about the connection between the Land Use Task Force and the Right of Ways Committee. It was the general opinion that these were separate areas.
- Review of Councilmembers' Areas of Responsibility - Mayor Keller asked the Council about communications between meetings. The consensus was to continue to use email, and that Administrator Pratt would check out the Town's iCal software to see if it could be helpful in arranging meeting dates. The Mayor then suggested that the Council establish a regular, scheduled second meeting each month, as a workshop where work could be done on the various on-going tasks that occasionally get short shrift at the regular meetings. The Mayor suggested the fourth Monday of each month; in any month where it was apparent that the additional meeting would not be needed, it would be cancelled. After discussion, the Council approved the addition of a regularly scheduled second meeting on the fourth Monday of

each month, beginning in January 2009 on Monday the 26th at 8:00 PM. Councilmembers then reviewed their various areas of responsibility and updated the Council on any ongoing or upcoming activities.

- Executive Session – Mayor Keller asked for a vote to go into executive session (Executive Session Form is attached to these minutes).

Councilmember Mandel **MOVED**

That the Council go into executive session “To consult with staff, consultants, or other individuals about pending or potential litigation.” (Annotated Code of Maryland, State Government Article: Section 10-508 (a)). Councilmember Wegner seconded the motion, which **PASSED** unanimously.

Adjournment: The meeting adjourned to an executive session at 9:15 PM.

Respectfully submitted,

[TOWN SEAL]

Edwin Pratt, Jr.

Edwin Pratt, Jr., Clerk-Treasurer

Garrett Park Land Use Task Force

Purpose:

- Provide a comprehensive look at our land use regulations, aimed at determining the future appearance and character of Garrett Park.
- Conduct both a study and a dialog that looks to the future.
- Provide a set of recommendations on land use to the Garrett Park Town Council

History:

- On October 13 the Town Council adopted a restatement of the Town's open-space ordinance, first enacted by the Council and ratified by Town residents in 1992. The Council adopted the restated law under recent State authority granted to municipalities so that towns can better reflect the local land use needs of their residents.
- For 16 years Garrett Park has established its own policy for preserving open space; adoption of the current ordinance protects the self-determined standards of the Town and sets the stage for a comprehensive look at how the Town wants to guide its own future.

Issues:

- Do the Town's existing land use laws reflect current perspectives and a vision of the future?
- What are the differences between Garrett Park's land use laws, Montgomery County's general land use laws, and Montgomery County's Garrett Park Overlay Zone?
- What are the difficulties homeowners most often cite? Are there ways for Garrett Park to change the rules or improve the process?
- Other approaches to achieve desirable results in land use?
- Changes in restrictions or limits
- Initiatives or *incentives*

Possible structure and process of the Task Force:

- Include a cross section of the community, including relatively recent arrivals.
- Task Force decides its own operating methods, as well as the scope and depth of its work, in collaboration with the Town Council.
- Essential elements will include:
- Gathering data about current Garrett Park land use in areas such as lot area coverage, accessory buildings, porches and decks, etc., for background and context.
- Research into other jurisdictions' approaches, studies on land use issues, etc.
- Open meetings and other steps to encourage broad resident participation and views.
- A report of findings and recommendations
- No requirements to join other than the ability to participate actively by attending meetings and contributing to a report to the Council.

Public Body: Town Council

Date: 03 November 2008

Motion By: Councilmember Mandel Seconded: Councilmember Wegner

Vote: 5 – 0 ‘Aye’

Present: Mayor Keller; Councilmembers Berry, Hansen, Irons, Mandel and Wegner; Administrator Pratt

Place: Town Hall, 10817 Kenilworth Ave., Garrett Park, MD 20896

Time: 9:15 – 10:10 PM

Authority: Annotated Code of Maryland, State Government Article: Section 10-508 (a)

Reasons For Closing Meeting

- [] 1. To discuss:
 - (i) the appointment, employment, assignment, promotion, discipline,
 - (ii) demotion, compensation, removal, resignation or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or
 - (iii) any other personnel matter that affects one or more specific individuals.
- [] 2. To protect the privacy or reputation of individuals with respect to a matter that is not related to public business.
- [] 3. To consider the acquisition of real property for a public purpose and matters directly related thereto.
- [] 4. To consider a preliminary matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.
- [] 5. To consider the investment of public funds.
- [] 6. To consider the marketing of public securities.
- [**X**] 7. To consult with counsel to obtain legal advice on a legal matter.
- [**X**] 8. To consult with staff, consultants, or other individuals about pending or potential litigation.
- [] 9. To conduct collective bargaining negotiations or consider matters that relate to the negotiations.

- [] 10. To discuss public security, if the public body determines that public discussions would constitute a risk to the public or public security, including:
 - (i) the deployment of fire and police services and staff; and
 - (ii) the development and implementation of emergency plans.
- [] 11. To prepare, administrate, or grade a scholastic, licensing, or qualifying examination.
- [] 12. To conduct or discuss an investigative proceeding on actual or possible criminal conduct.
- [] 13. To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.
- [] 14. Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.